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**MISSOURI HOUSING TRUST FUND**  
**INDEPENDENT AUDITORS' REPORT AND**  
**FINANCIAL STATEMENTS**  
**JUNE 30, 2013 AND 2012**

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*Strength, Dignity, Quality of Life*

**MISSOURI HOUSING**  
DEVELOPMENT COMMISSION

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The Commissioners of the Missouri Housing  
Development Commission  
Missouri Housing Trust Fund  
Kansas City, Missouri

## Independent Auditors' Report

### Report on the Financial Statements

We have audited the accompanying financial statements of the Missouri Housing Trust Fund (Trust Fund), which comprise the statement of net position as of June 30, 2013 and the related statements of revenues, expenses and changes in net position and cash flows for the year then ended, and the related notes to the financial statements.

### *Management's Responsibility for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### *Auditors' Responsibility*

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

The Commissioners of the Missouri Housing  
Development Commission  
Missouri Housing Trust Fund

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***Opinion***

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Trust as of June 30, 2013, and the results of its operations and its cash flows for the year then ended, in accordance with accounting principles generally accepted in the United States of America.

***Other Matters***

The statement of net position of the Trust Fund as of June 30, 2012 and the related statements of revenues, expenses, and changes in net position and cash flows for the year then ended were audited by other auditors whose report dated September 21, 2012 expressed an unmodified opinion on those financial statements.

***Management's Discussion and Analysis***

The accompanying management's discussion and analysis is not a required part of the financial statements but is supplementary information required by accounting principles generally accepted in the United States of America. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

*RubinBrown LLP*

September 20, 2013

# **Missouri Housing Trust Fund**

## **Management's Discussion and Analysis**

### **Years Ended June 30, 2013 and 2012**

Our discussion and analysis of Missouri Housing Trust Fund's (Trust Fund) financial performance provides an overview of the Trust Fund's financial activities for the fiscal years ended June 30, 2013 and 2012. Please read it in conjunction with the Trust Fund's financial statements and accompanying notes.

#### ***Introduction – Missouri Housing Trust Fund***

The Missouri Housing Trust Fund was created by the Missouri State Legislature in 1994 to help meet the housing needs of very low income Missourians. The Missouri Housing Development Commission administers the Trust Fund, which provides for a variety of housing needs, such as emergency home repair, emergency rent, mortgage or utility payments, acquisition, rehabilitation or new construction of transitional housing and related services for very low income families and individuals.

#### ***Overview of the Financial Statements***

This annual financial report consists of management's discussion and analysis and the financial statements, including notes to the financial statements. The Trust Fund maintains its financial records on the accrual basis of accounting.

#### ***2013 Financial Highlights***

- Total assets were \$4.5 million at June 30, 2013, an increase of 15.3% from 2012. This increase resulted from a decrease in grants in 2013.
- Net position increased 14.5% as of June 30, 2013.
- Recording fee revenue was \$3.3 million in fiscal year 2013; consistent with 2012.
- Grants totaled \$2.7 million in 2013, a decrease of 43.1% from 2012.

#### ***2012 Financial Highlights***

- Total assets were \$3.9 million at June 30, 2012, a decline of 28.5% from 2011. This decline resulted from an increase in grants in 2012.
- Net position decreased 28.3% as of June 30, 2012.
- Recording fee revenue decreased 2.1% to \$3.3 million in fiscal year 2012. This decrease in fee revenue resulted from decreased real estate related document filings.
- Grants totaled \$4.8 million in 2012, an increase of 32.0% from 2011.

**Missouri Housing Trust Fund**  
**Management's Discussion and Analysis**  
**Years Ended June 30, 2013 and 2012**

***Financial Position***

The following table summarizes the Trust Fund's assets, liabilities and net position as of June 30, 2013, June 30, 2012, and June 30, 2011.

**Condensed Financial Information**  
**Assets, Liabilities and Net Position (In Thousands)**

	June 30,			\$ Change	
	2013	2012	2011	2013 vs 2012	2012 vs 2011
<b>Current Assets</b>					
Investments	\$ 3,900	\$ 3,000	\$ 4,417	\$ 900	\$ (1,417)
Other	<u>612</u>	<u>914</u>	<u>1,057</u>	<u>(302)</u>	<u>(143)</u>
Total assets	4,512	3,914	5,474	598	(1,560)
<b>Current Liabilities</b>					
	<u>128</u>	<u>85</u>	<u>131</u>	<u>43</u>	<u>(46)</u>
<b>Restricted Net Position</b>	<b><u>\$ 4,384</u></b>	<b><u>\$ 3,829</u></b>	<b><u>\$ 5,343</u></b>	<b><u>\$ 555</u></b>	<b><u>\$ (1,514)</u></b>

***Investments***

Investments consist of Federal Home Loan Bank (FHLB) term deposits, U.S. government and agency fixed rate securities, and collateralized certificates of deposit. The Trust Fund's investment policy emphasizes preservation of principal. At June 30, 2013, the Trust Fund had \$3.9 million in investments compared to \$3.0 million at June 30, 2012, and \$4.4 million at June 30, 2011.

***Net Position***

The Trust Fund's net position is restricted to use as authorized by Section 215.034-215.038, RSMo, the Trust Fund enabling legislation.

**Missouri Housing Trust Fund**  
**Management's Discussion and Analysis**  
**Years Ended June 30, 2013 and 2012**

***Operating Activities***

The following table summarizes the Trust Fund's revenues, expenses and changes in net position for fiscal years 2013, 2012 and 2011.

**Condensed Financial Information**  
**Revenues, Expenses and Changes in Net Position (In Thousands)**

	<b>2013</b>	<b>2012</b>	<b>2011</b>	<b>\$ Change</b>	
				<b>2013 vs 2012</b>	<b>2012 vs 2011</b>
<b>Revenues</b>					
Recording fees	\$ 3,344	\$ 3,338	\$ 3,411	\$ 6	\$ (73)
Interest income	10	13	38	(3)	(25)
Total revenues	<u>3,354</u>	<u>3,351</u>	<u>3,449</u>	<u>3</u>	<u>(98)</u>
<b>Expenses</b>					
Grants	2,732	4,799	3,636	(2,067)	1,163
Administrative expenses	67	66	68	1	(2)
Total expenses	<u>2,799</u>	<u>4,865</u>	<u>3,704</u>	<u>(2,066)</u>	<u>1,161</u>
<b>Change in Net Position</b>	<u><b>\$ 555</b></u>	<u><b>\$ (1,514)</b></u>	<u><b>\$ (255)</b></u>	<u><b>\$ 2,069</b></u>	<u><b>\$ (1,259)</b></u>

For fiscal year 2013, recording fee revenue was consistent with fiscal year 2012. During fiscal year 2012, there was a decrease of 2.1% in recording fee revenue as compared to 2011. These fees are generated by a \$3 recording fee collected by the Missouri county recorders for each real estate related document filing.

***Contacting Trust Fund's Financial Management***

This financial report is designed to provide stakeholders in the Trust Fund with a general overview of the Trust Fund's finances and to demonstrate accountability of resources. If you have questions about this report or need additional financial information, contact the Director of Finance at the Missouri Housing Development Commission, 3435 Broadway, Kansas City, Missouri 64111 or visit our website at [www.mhdc.com](http://www.mhdc.com).

**Missouri Housing Trust Fund**  
**Statement of Net Position**  
**June 30, 2013 and 2012**  
**(In Thousands)**

**Assets**

	<b>2013</b>	<b>2012</b>
<b>Current Assets</b>		
Cash	\$ 608	\$ 912
Investments	3,900	3,000
Accrued interest receivable	4	2
	<hr/>	<hr/>
<b>Total Assets</b>	<b>4,512</b>	<b>3,914</b>

**Liabilities**

	<b>2013</b>	<b>2012</b>
<b>Current Liabilities</b>		
Accounts payable	128	85
	<hr/>	<hr/>
<b>Total Liabilities</b>	<b>128</b>	<b>85</b>

**Net Position**

Restricted	4,384	3,829
	<hr/>	<hr/>
<b>Total Net Position</b>	<b>\$ 4,384</b>	<b>\$ 3,829</b>

**Missouri Housing Trust Fund**  
**Statement of Revenues, Expenses and Changes in Net Position**  
**Years Ended June 30, 2013 and 2012**  
**(In Thousands)**

	<b>2013</b>	<b>2012</b>
<b>Operating Revenues</b>		
Recording fees	\$ 3,344	\$ 3,338
Interest income	10	13
	<hr/>	<hr/>
Total operating revenues	3,354	3,351
	<hr/>	<hr/>
<b>Operating Expenses</b>		
Grants	2,732	4,799
Administrative expenses	67	66
	<hr/>	<hr/>
Total operating expenses	2,799	4,865
	<hr/>	<hr/>
<b>Increase (Decrease) in Net Position</b>	555	(1,514)
	<hr/>	<hr/>
<b>Net Position, Beginning of Year</b>	3,829	5,343
	<hr/>	<hr/>
<b>Net Position, End of Year</b>	\$ 4,384	\$ 3,829
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**Missouri Housing Trust Fund**  
**Statement of Cash Flows**  
**Years Ended June 30, 2013 and 2012**  
**(In Thousands)**

	<b>2013</b>	<b>2012</b>
<b>Cash Flows From Operating Activities</b>		
Recording fee revenue	\$ 3,344	\$ 3,338
Payments for grants and other items	<u>(2,756)</u>	<u>(4,911)</u>
Net cash provided by (used in) operating activities	588	(1,573)
<b>Cash Flows From Investing Activities</b>		
Proceeds from sale of investments	5,400	4,895
Purchase of investments	<u>(6,300)</u>	<u>(3,500)</u>
Income received on investments	8	50
Net cash provided by (used in) investing activities	<u>(892)</u>	<u>1,445</u>
<b>Decrease in Cash</b>	(304)	(128)
<b>Cash, Beginning of Year</b>	<u>912</u>	<u>1,040</u>
<b>Cash, End of Year</b>	<u>\$ 608</u>	<u>\$ 912</u>
<b>Reconciliation of Change in Net Position to Net Cash Provided by (Used in) Operating Activities</b>		
Change in net position	\$ 555	\$ (1,514)
Adjustments to reconcile change in net position to net cash provided by (used in) operating activities		
Income - investments	(10)	(35)
Change in fair value of investments	-	22
Change in assets and liabilities		
Increase (decrease) in accounts payable	43	(46)
Net cash provided by (used in) operating activities	<u>\$ 588</u>	<u>\$ (1,573)</u>

# **Missouri Housing Trust Fund**

## **Notes to Financial Statements**

**June 30, 2013 and 2012**

### **Note 1: Nature of Operations and Summary of Significant Accounting Policies**

The Missouri Housing Trust Fund (Trust Fund) is authorized by Section 215.034, RSMo to financially assist, by loans or grants, the development of housing stock and to provide housing assistance to persons and families with income at or below specified levels. The Trust Fund is administered by and reported as a fund of the Missouri Housing Development Commission (Commission), which is the housing finance agency for the state of Missouri.

The following is a summary of the more significant accounting policies of the Trust Fund.

#### ***Basis of Accounting***

The Trust Fund maintains its financial records on the accrual basis of accounting.

The Trust Fund's financial statements have been prepared on the basis of the Governmental Proprietary Fund concept of the Governmental Accounting Standards Board (GASB). The Governmental Proprietary Fund concept is utilized when financial activities are operated similarly to private business enterprises and financed through fees and charges.

#### ***Use of Estimates***

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reported period. Actual results could differ from those estimates.

#### ***Cash and Cash Equivalents***

For purposes of reporting cash flows, cash and cash equivalents include cash on hand and on deposit and temporary investments with an original maturity of three months or less.

#### ***Classification of Revenues***

Revenues and expenses are typically divided into operating and nonoperating items. Operating revenues generally result from providing services in connection with the Trust Fund's principal ongoing operations. The principal operating revenues of the Trust Fund are derived from recording fees and investment income from loans and investments. Operating expenses consist primarily of grants. All revenues and expenses not meeting these definitions would be reported as nonoperating revenues and expenses. The Trust Fund has no nonoperating activities.

#### ***Net Position***

Net position represents the difference between assets and liabilities in the Trust Fund's financial statements. The Trust Fund's net position is restricted to use as authorized by Section 215.034-215.038, RSMo, the Trust Fund enabling legislation.

# **Missouri Housing Trust Fund**

## **Notes to Financial Statements**

**June 30, 2013 and 2012**

### **Note 2: Investments**

Investments may include Federal Home Loan Bank (FHLB) term deposits and bank certificates of deposit reported at cost and U.S. government and agency securities reported at fair value as determined by the investment custodians utilizing prices quoted by securities dealers or brokers, investment bankers or statistical services on the valuation date.

#### ***Investment Policy***

The Commission administers the Trust Fund in accordance with Chapter 215 of the Missouri State Statutes. Section 215.034 RSMo directs the State Treasurer to allocate all moneys in the Missouri Housing Trust Fund to the Commission for disbursement and investment as directed by the Statute. Chapter 215 permits the Commission to invest any funds not required for immediate disbursement in obligations of the state of Missouri or of the United States government or any instrumentality thereof, or bank certificates of deposit. At June 30, 2013 and 2012, all of the Trust Fund's investments were in compliance with the state statute.

#### ***Investment Types and Maturities***

At June 30, 2013, the Trust Fund's investments, all of which mature in less than one year, include \$800,000 bank certificates of deposit reported at cost, \$2,300,000 FHLB term deposits reported at cost and \$800,000 U.S. Treasury debt securities reported at fair value. At June 30, 2012, the Trust Fund's investments included FHLB term deposits reported at cost totaling \$3,000,000, all of which had maturities of less than one year.

#### ***Credit Risk***

The Trust Fund's investments in U.S. government securities are rated in the highest rating category by Moody's Investor Services (Aaa) and AA+ by Standard & Poor's.

# **Missouri Housing Trust Fund**

## **Notes to Financial Statements**

**June 30, 2013 and 2012**

### ***Concentration of Credit Risk***

State statute places no limit on the amount the Trust Fund may invest in any one permitted issuer. The following table lists investments in issuers, including FHLB term deposits, that represent 5% or more of total U.S. government and agency investments at June 30, 2013 and 2012:

<b>Issuer</b>	<b>Percent of Total Investments</b>	
	<b>2013</b>	<b>2012</b>
Federal Home Loan Bank	74%	100%
U.S. Treasury	26%	0%

### ***Custodial Credit Risk***

The custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. Protection of the Trust Fund's deposits of \$258,000, including its investment in nonnegotiable certificates of deposits of \$800,000, is provided by the Federal Deposit Insurance Corporation, and by eligible securities pledged by the financial institution. The Trust Fund's deposits with the FHLB include \$350,000 in a daily time account and \$2,300,000 in term deposits, which are uninsured and uncollateralized, secured by the full faith and credit of the FHLB System with implicit government support. The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty to a transaction, a government will not be able to recover the value of investment or collateral securities that are in the possession of an outside party. In accordance with its policy, the Trust Fund addresses custodial credit risk by pre-qualifying institutions with which the Trust Fund places investments, diversifying its investments portfolio and maintaining a standard of quality for its investments.

Investments in U.S. Treasury debt securities are carried at fair value. At June 30, 2013, securities approximating \$800,000 were uninsured and unregistered investments for which the securities were held by the counterparty, or by its trust department or agent, but not in the Trust Fund's name.

# **Missouri Housing Trust Fund**

## **Notes to Financial Statements**

**June 30, 2013 and 2012**

### **Note 3: Revenue from the State of Missouri**

In accordance with Section 215.034, RSMo, the state of Missouri distributes to the Trust Fund a \$3 recording fee collected by the Missouri county recorders for each real estate related document filing.

### **Note 4: Administrative Expenses**

The Trust Fund reimburses the Commission for administrative costs not to exceed 2% of Trust Fund revenues.

### **Note 5: Commitments**

At June 30, 2013 and 2012, the Trust Fund has outstanding program commitments of approximately \$3,764,000 and \$2,899,000, respectively. These commitments represent Trust Fund grants that were approved prior to year end for which disbursements will be made in the subsequent fiscal years.